



HOLLAND PARTNER GROUP

LOS ANGELES CORE PORTFOLIO 2016





4 OVERVIEW



18 STOA



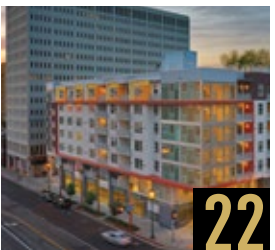
8 8TH & SPRING



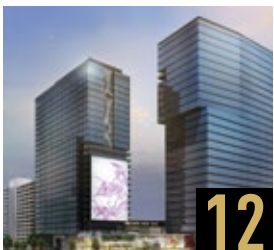
20 SOFIA LOS ANGELES



10 732 SPRING



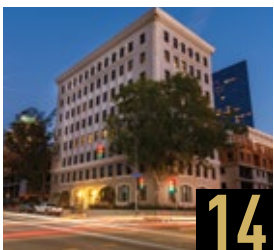
22 1111 WILSHIRE



12 APEX



24 BIXEL HOUSE



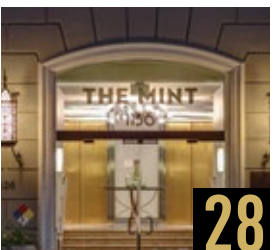
14 THE MINT



26 1050 WILSHIRE



16 ANGELENE



28 THE MINT
ADAPTIVE RE-USE

DOWNTOWN

LOS ANGELES, CA

WEST COAST'S 24-HOUR EMPLOYMENT AND ENTERTAINMENT CENTER

WEST COAST HUB FOR ENTERTAINMENT & CULTURE

With the Staples Center, LA Live, Microsoft Theater, the Broad Museum, Disney Hall and Broadway theater renovations supplementing the numerous existing cultural venues, Downtown LA is the most exciting and diverse entertainment center on the West Coast.

RAPIDLY EXPANDING NEIGHBORHOOD

The ongoing Downtown LA renaissance has experienced \$15.7 billion of investment between 2000 and 2012 with \$5 billion in the pipeline and major retail, hotel and office projects under way. Downtown LA also has the highest concentration of commercial amenities in the region, attracting new residents at a rapid rate. The downtown population has doubled since 1999 and grown 20% to 54,200 since 2008, further increasing the exceptional momentum of this expansion.

JOB-RICH AREA UNDERSERVED BY HOUSING

Downtown LA has the largest employment base in the region with approximately 500,000 jobs. This equates to nearly 10 jobs for every downtown resident compared to the West Coast median of 3.2. Downtown residents are young (34 years old) and affluent (\$98,000 median average income). National retailers are competing for space at 7th & Fig, The BLOC and Wilshire Grand. Additionally, major employers such as Apple and Google are seeking space in downtown's unique creative office offerings.

TRANSPORTATION & ACCESS

Downtown LA is in the center of the nation's most extensive freeway system and one of its largest public transit networks.



HISTORIC CORE

LOS ANGELES, CA

MARKET OVERVIEW

LOCATION

The Historic Core of Downtown Los Angeles boasts one of the largest collections of historic architecture in the United States. In the late 1990s, downtown boosters won approval of the Adaptive Reuse ordinance, enabling developers to convert buildings from their original office and manufacturing uses into unique residential apartments and lofts. Urban pioneers flocked to this neighborhood providing early fuel for the downtown renaissance. With local eateries and boutiques flourishing on the street level of these buildings and established residents living above the Historic Core, this district enjoys the richest character of any community downtown.

NEIGHBORHOOD AMENITIES

With the Ace Hotel, The Gap, Urban Outfitters, Whole Foods a weekly farmer's market, and numerous renovated loft buildings including new boutique shops and restaurants on the ground floor, Spring Street is already a highly desirable address for the many who value a strong neighborhood character. Our proposed 240-foot towers will provide a rare opportunity to own a high-quality, state-of-the-art building within this existing context.

TRANSPORTATION & ACCESS

Spring Street parallels the Broadway Theater District, home to the largest collection of richly decorated playhouses and movie theaters in the nation, dating back to Hollywood's glory days in the 1920s. These historic theaters are now being refurbished and repurposed to serve today's entertainment industry and the Theater at Ace Hotel is achieving priority over Hollywood in the billings it books.



8TH & SPRING

LOS ANGELES, CA

TIMELINE	BUILDING TYPE
January 2016-October 2018	24-Story High-Rise
1ST OCCUPANCY	BUILDING STATS
October 2018	Parking - 652 Stalls Retail - 8,750 Square Feet

AMENITIES

Community room with pool table and indoor/outdoor bar, expansive amenity deck with pool, spa, and fire feature, secondary amenity deck with dog run, a fitness center equipped to rival high-end health clubs, dedicated yoga room, two conference rooms, bike storage, and rooftop deck with unobstructed views of Downtown LA and the surrounding mountains.

UNIT MIX

119	42	96	18	275
Studio	1-BR	2-BR	3-BR	Total



732 SPRING

LOS ANGELES, CA

TIMELINE

May 2016-November 2018

1ST OCCUPANCY

November 2018

BUILDING TYPE

24-Story High-Rise

BUILDING STATS

Parking - 435 Stalls
Retail - 7,202 Square Feet

AMENITIES

Community room with arcade games and pool tables, expansive resort-style amenity deck with pool, spa, cabanas, and outdoor yoga space, a fitness center equipped to rival high-end health clubs, two conference rooms, bike storage, rooftop deck with unobstructed views of Downtown LA and the surrounding mountains.

UNIT MIX

126	87	98	26	300
Studio	1-BR	2-BR	3-BR	Total



APEX

LOS ANGELES, CA

TIMELINE	BUILDING TYPE
July 2016-January 2019	28-Story High-Rise
1ST OCCUPANCY	BUILDING STATS
December 2018	Parking - 426 Stalls Retail - 11,687 Square Feet

AMENITIES

Featuring a large rooftop deck with a fireplace lounge, BBQ station, expansive views of Downtown LA and the Santa Monica Coast, a pool-deck lounge equipped with a bar area, pool table, fitness center, cabanas, community on-site tenant bicycle and storage lockers, convenient 24-hour concierge with valet.

UNIT MIX

53	147	114	27	341
Studio	1-BR	2-BR	3-BR	Total



THE MINT

LOS ANGELES, CA

TIMELINE

June 2014-March 2016

1ST OCCUPANCY

March 2016

BUILDING STATS

Parking - 42 Stalls

AMENITIES

One clubhouse (The Parlor) with lounge seating and a communal table, a rooftop deck with expansive views of Downtown Los Angeles and the surrounding mountains along with a BBQ, and a shared courtyard with Sofia Los Angeles.

UNIT MIX

8	16	18	42
Studio	1-BR	2-BR	Total



ANGELENE

LOS ANGELES, CA

TIMELINE

BUILDING TYPE

December 2013-February 2016

4-story, market-rate apartment development with retail at grade, constructed of wood frame, stucco-clad walls with metal accents and glazing above a subterranean concrete parking structure.

1ST OCCUPANCY

BUILDING STATS

Core & Shell - December 2015

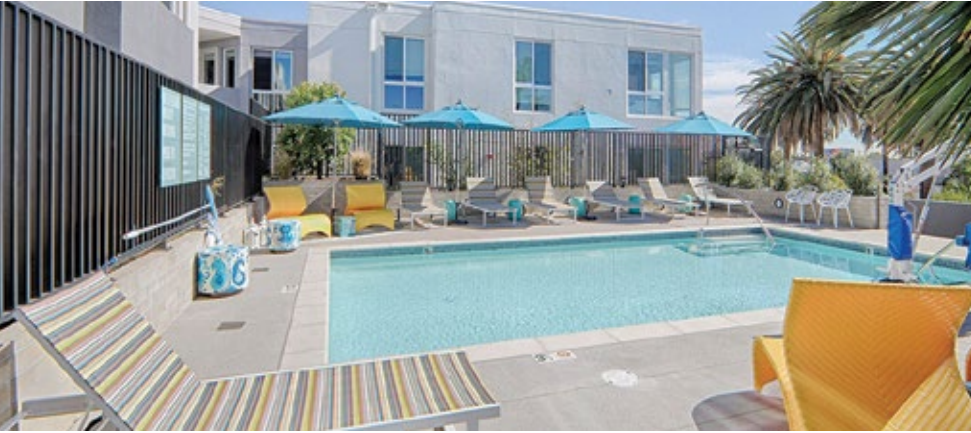
Parking - 463 Stalls
Retail - 33,599 Square Feet

AMENITIES

Quartz counter tops, tile shower surround, carpeted bedrooms, balconies on some units, full-size washer and dryer, wood-like hard surface flooring, full height tile backsplash in kitchen, two modern color palettes to select from, pendant lighting over kitchen island/breakfast bar, pool side lanai communal kitchen, hydrotherapy spa, bike storage room, conference room, yoga and spin studio, fire pit with lounge seating, BBQ grilling stations, resort-style sun deck and pool, entertainment and game lounge with Smart TV and surround sound, Cafe Perch (communication central — grab your mail and a cup of Joe), fitness center featuring TechnoGym cardio with streaming and iPod docking and Wellness apps, strength and functional training equipment including TRX.

UNIT MIX

30	85	43	21	179
Studio	1-BR	2-BR	3-BR	Total



STOA

LOS ANGELES, CA

TIMELINE

March 2015-April 2017

BUILDING TYPE

5-Story Wood Frame over
2-Story Concrete Podium

1ST OCCUPANCY

April 2017

BUILDING STATS

Parking - 428 Stalls
Retail - 3,332 Square Feet

AMENITIES

Community club room with pool table, kitchen and outdoor patio with fire feature, a fitness center, bike storage, an expansive rooftop deck with pool, grilling station, outdoor TV wall and unobstructed views of Downtown LA.

THE MINT UNIT MIX

130	71	30	6	237
Studio	1-BR	2-BR	3-BR	Total



SOFIA LOS ANGELES

LOS ANGELES, CA

TIMELINE

BUILDING TYPE

March 2014-October 2017

5-Story Wood Frame over
2-Story Concrete Podium

1ST OCCUPANCY

BUILDING STATS

Phase 1 - April 2017
Phase 2 - October 2017

Parking - 773 Stalls
Retail - 28,236 Square Feet
Very Low Income Units - 27

AMENITIES

Two community rooms with kitchens and pool tables, a karaoke room, a speakeasy, fitness center, yoga room, courtyard viewing deck, bike storage, podium-level pool and grilling stations, two expansive rooftop decks with grilling stations and unobstructed views of Downtown LA and the Hollywood Hills.

UNIT MIX

63	342	155	46	606
Studio	1-BR	2-BR	3-BR	Total



1111 WILSHIRE

LOS ANGELES, CA

TIMELINE

BUILDING TYPE

June 2011-February 2013

7-Story, Mid-Rise
with Mezzanine

1ST OCCUPANCY

BUILDING STATS

March 2013

Parking - 302 Stalls
Retail - 8,025 Square Feet

AMENITIES

Rooftop park with spa, fire-pit, BBQs, sunning areas and dog run, plus two-level gym, pool, outdoor kitchen and media room.

UNIT MIX

28	63	79	10	30	210
Studio	JR 1-BR	1-BR	2-BR	3-BR	Total



BIXEL HOUSE

LOS ANGELES, CA

TIMELINE

October 2010–December 2011

BUILDING TYPE

5-Story Unreinforced Masonry

1ST OCCUPANCY

December 2011

BUILDING STATS

Section 8 Housing - 76

AMENITIES

Community room, kitchen and laundry facilities

UNIT MIX

76	1	77
SRO Studio	1-BR	Total



AFTER



BEFORE

1050 WILSHIRE

LOS ANGELES, CA

TIMELINE

BUILDING TYPE

December 2004-2007

6-Story Podium over Parking

1ST OCCUPANCY

BUILDING STATS

August 2007

Parking - 353 Stalls
Retail - 9,000 Square Feet
Very Low Income Units - 40

AMENITIES

Expansive landscaped pool deck, private roof terrace with downtown views, pool-adjacent club room with bar, screening room and dedicated classroom space.

UNIT MIX

6	71	105	19	201
Studio	1-BR	2-BR	3-BR	Total



■ PROPERTY PORTFOLIO

THE MINT

LOS ANGELES, CA

ADAPTIVE RE-USE

